



14 Tweed Close, Chandler's Ford, SO53 4QX

£580,000

A modern four bedroom detached family home situated in a popular cul de sac location and offered for sale with no forward chain. Tweed Close sits within catchment for both Hiltingbury and Thornden Schools and No.14 backs on to the recreation ground. The property boasts four bedrooms and two bathrooms along with two reception rooms, a conservatory and kitchen/breakfast room. Externally there is a pleasant, enclosed rear garden with a garage and off road parking at the front.

ACCOMMODATION

GROUND FLOOR

- Entrance Hall:**
Stairs to first floor, under stairs storage cupboard.
- Cloakroom:**
4'10"×2'10" (1.47m x 0.86m) Comprising wash hand basin, WC.
- Sitting Room:**
14'9"×10'4" (4.50m x 3.15m) Fireplace surround and hearth with inset coal effect gas fire.
- Dining Room:**
12'2"×9'9" (3.71m x 2.97m)
- Conservatory:**
12'1"×11'5" (3.68m x 3.48m)

Kitchen/Breakfast Room:
14'1"×9'9" (4.29m x 2.97m) Built in double oven, built-in gas hob, space and plumbing for washing machine, space for fridge, space and plumbing for dishwasher, space for table and chairs.

FIRST FLOOR

- Landing:**
Access to loft space, built in airing cupboard housing hot water tank and boiler.
- Bedroom 1:**
12'1"×10'6" (3.68m x 3.20m) Built in wardrobes.
- En-suite:**
6'6"×5'7" (1.98m x 1.70m) Comprising bath with mixer tap and shower attachment, wash hand basin, WC.
- Bedroom 2:**
11'9"×9'11" (3.58m x 3.02m) Built in wardrobe.
- Bedroom 3:**
12'4"×7'8" (3.76m x 2.34m)
- Bedroom 4:**
8'5"×8'2" (2.57m x 2.49m)
- Shower Room:**
6'4"×6'3" (1.93m x 1.91m) Level access open ended shower enclosure, wash hand basin and WC inset to vanity unit, tiled walls, tiled floor.

OUTSIDE

Front:
Planted bed, block paved driveway providing off road parking, further driveway providing off road parking leading to garage, side access to rear garden.

- Rear Garden:**
Measures approximately 41' x 36' and comprises paved patio area, outside tap, area laid to lawn, mature planted beds, summer house, further paved patio area, garden shed.
- Side Area:**
To the left-hand side of the property is a storage area providing space for bins and there is also a garden shed.
- Garage:**
With electric roll over door, power and light, personal door to side.

OTHER INFORMATION

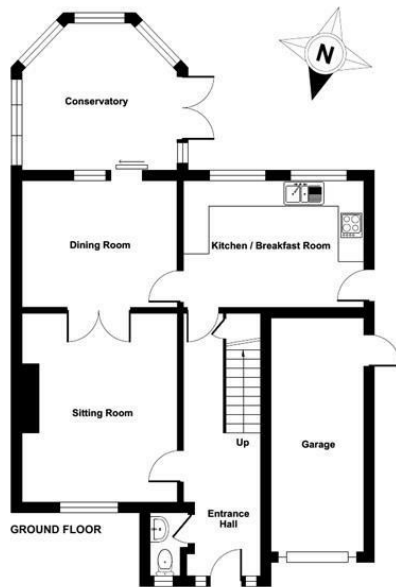
- Tenure:**
Freehold
- Approximate Age:**
1988
- Approximate Area:**
1536sqft/142.5sqm
- Sellers Position:**
No forward chain
- Heating:**
Gas central heating
- Windows:**
UPVC double glazed windows
- Loft Space:**
Partially boarded with ladder and light connected
- Infant/Junior School:**
Hiltingbury Infant/Junior School. St. Francis Primary School
- Secondary School:**
Thornden Secondary School
- Council Tax:**
Band E
- Local Council:**
Test Valley Borough Council - 01264 368000

Agents Note:
If you have an offer accepted on a property we will need to, by law, conduct Anti Money Laundering Checks. There is a charge of £50 + vat for these checks regardless of the number of buyers involved.

Ground Floor = 733 sq ft / 68 sq m
 First Floor = 670 sq ft / 62.2 sq m
 Garage = 133 sq ft / 12.3 sq m
 Total = 1536 sq ft / 142.5 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

94 Winchester Road, Chandler's Ford, Hampshire, SO53 2GJ

Sales: t: 02380 255333 e: property@sparksellison.co.uk

Lettings: t: 02380 018518 e: lettings@sparksellison.co.uk

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Sparks Ellison nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. All loans secured on property. Life assurance usually required.

